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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

549,300 / 549,300

USE VALUE:

549,300 / 549,300

ASSESSED:

549,300 / 549,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	316
Owner 1:	FISHER CHRISTINA/ TRUSTEE	
Owner 2:	ANNE M DIMAURO IRREVOCABLE TR	
Owner 3:		
Street 1:	1 WATERMILL PL #316	
Street 2:		

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	DIMAURO ANNE M -
Owner 2:	-
Street 1:	1 WATERMILL PL #316
Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1088 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R7 APTS MED
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	549,300			549,300			153407
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/05/17		
							15117!		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	549,300	0	.	.	549,300		Year end	12/23/2021
2021	102	FV	542,000	0	.	.	542,000		Year End Roll	12/10/2020
2020	102	FV	527,200	0	.	.	527,200	527,200	Year End Roll	12/18/2019
2019	102	FV	493,800	0	.	.	493,800	493,800	Year End Roll	1/3/2019
2018	102	FV	412,500	0	.	.	412,500	412,500	Year End Roll	12/20/2017
2017	102	FV	385,300	0	.	.	385,300	385,300	Year End Roll	1/3/2017
2016	102	FV	385,300	0	.	.	385,300	385,300	Year End	1/4/2016
2015	102	FV	350,400	0	.	.	350,400	350,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIMAURO ANNE M,		72703-151	1	6/3/2019	Convenience	10	No	No		
		20346-551		1/1/1990		144,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/29/2012	326	Redo Bat	33,455					renovate existing	10/5/2017	Measured	DGM	D Mann
8/26/2008	962	Redo Kit	25,000						6/6/2012	Info Fm Prmt	MM	Mary M
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION	Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7 - Condo Garden				Full Bath: 2	Rating: Very Good			Building Number 1.												
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:															
Sec Wall: 6 - Stucco	10 %			OthrFix:	Rating:															
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1										
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O											
View / Desir: N - NONE				Frpl:	Rating:			Other												
GENERAL INFORMATION				WSFlue:	Rating:			Upper												
Grade: C - Average				CONDOS INFORMATION				Lvl 2												
Year Blt: 1988	Eff Yr Blt:			Location: R - Rear				Lvl 1												
Alt LUC:		Alt %:		Total Units:				Lower												
Jurisdct: G13		Fact: .		Floor: 3 - 3rd Floor				Totals	RMs: 4	BRs: 2	Baths: 2	HB								
Const Mod:				% Own: 0.904900014				REMODELING				RES BREAKDOWN								
Lump Sum Adj:				Name: 25 - 6040				Exterior:	No Unit	RMS	BRS	FL								
INTERIOR INFORMATION				Phys Cond: GD - Good	14. %			Interior:	1	4	2	0								
Avg Ht/FL: STD				Functional:		%		Additions:												
Prim Int Wal 1 - Drywall				Economic:		%		Kitchen:												
Sec Int Wall:		%		Special:		%		Baths:												
Partition: T - Typical				Override:		%		Plumbing:												
Prim Floors: 4 - Carpet				Total:	14.9 %			Electric:												
Sec Floors:		%		CALC SUMMARY				Heating:												
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 325.00				General:												
Subfloor:				Size Adj.: 1.05147052				COMPARABLE SALES				SUB AREA								
Bsmnt Gar: 1				Const Adj.: 0.97656715				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL		
Electric: 3 - Typical				Adj \$ / SQ: 333.720									GLA	Gross Liv Ar	1,088	333.720	363,088	Sub Area		
Insulation: 2 - Typical				Other Features: 53381														% Usbl		
Int vs Ext: S				Grade Factor: 1.00														Descrip		
Heat Fuel: 3 - Electric				NBHD Inf: 1.54999995														% Type		
Heat Type: 6 - Elec Base/B				NBHD Mod:														Qu		
# Heat Sys: 1				LUC Factor: 1.00														# Ten		
% Heated: 100		% AC: 100		Adj Total: 645526																
Solar HW: NO	Central Vac: NO			Depreciation: 96183																
% Com Wal		% Sprinkled		Deprecated Total: 549343																
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val														
Make: [] Model: []																				
SPEC FEATURES/YARD ITEMS				Net Sketched Area: 1,088	Total: 363,088															
PARCEL ID 058.C-0001-0316.0																IMAGE	AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
																				
More: N				Total Yard Items: []				Total Special Features: []				Total: []								